



APPLICATION # A-2021-0133
WARD #6

Jeanie Myers, Secretary-Treasurer
 Committee of Adjustment, City Clerk's Office,
 Brampton City Hall, 2 Wellington Street West,
 Brampton, Ontario L6Y 4R2
 Phone: (905)874-2117
 Fax: (905)874-2119
jeanie.myers@brampton.ca

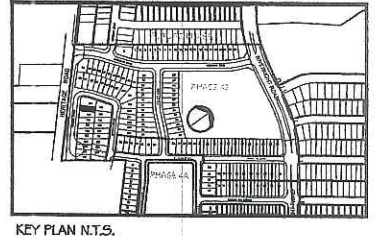
General Notes:

1. Surveyor to comply with all current by-laws regarding set backs in laying out the work. Any discrepancies are to be reported to the Architect and the builder.
2. The contractor shall check and verify all given grade elevations, drainage, existing and proposed utilities prior to commencement of construction.
3. Builder to verify hydrant, street light, transformers and other services locations. If minimum clearances are not maintained, Builder to relocate at his own expense.
4. Footings to bear on natural undisturbed soil or rock and be a minimum of 122mm below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
5. All dimensions and grade elevations are given in meters and may be converted to feet by dividing by 0.3048.
6. Minimum slope for drainage in the swales is 2.0 %. Provide a min. 0.15m between specified house grade and swale invert. Window sills shall be a minimum of 0.15m above finished grades. All side yard swales to be located on lot lines.
7. Rear yard surface slope 2.0 % min. - 6.0 % max. Max allowable slope embankments 3:1 (horizontal to vertical) unless otherwise noted.
8. Driveway slope 2.0 % min. - 6.0 % max.
9. Provide 1.2 m min. clearance from driveways to street lights and hydrants. 1.5 m min. from driveways to transformers.
10. Existing curb cuts to be rectified to suit new driveways where necessary. The obtaining for approval of curved driveways is the builders responsibility.
11. Builder to ensure water box is located in grass area, 1.0 m min. clearance from the edge of driveway.
12. Unless otherwise indicated, finished floor grade 0.55m above specified house grade at entry points to house, and provision of three tiers at entries must be made to gain entry into house.
13. Provide brick ledge as required to ensure exposed concrete foundation wall does not exceed 0.20m (8"). Site super to verify conditions prior to construction.

LEGEND

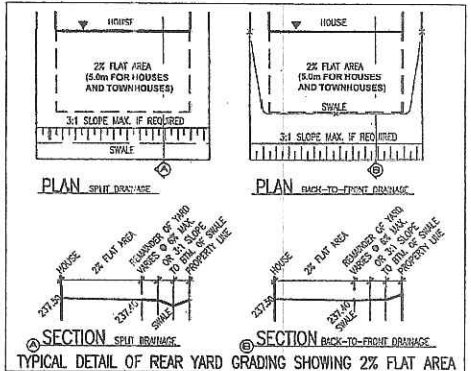
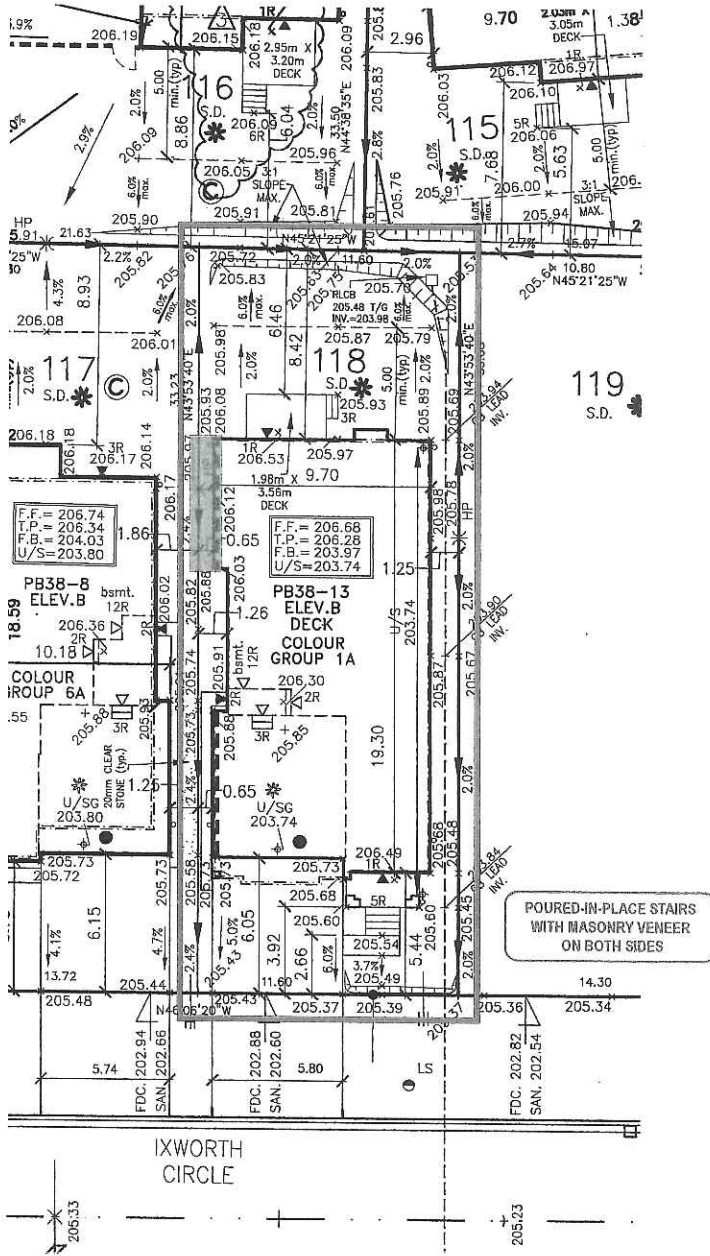
| | | | |
|-------------------------|--------------------------------|--------------------|-----------------------------------|
| F.F. | FINISHED FLOOR LEVEL | ▲ | HOUSE ENTRANCE |
| T.P. | TOP OF FOUNDATION POUR | △ | GARAGE OR OPTIONAL HOUSE ENTRANCE |
| F.B. | FINISHED BASEMENT LEVEL | ● | DROP GRADE SLAB |
| U/S | UNDERSIDE OF FOOTING | ○ | DOWN SPOUT LOCATION |
| 000.00 | PROPOSED GRADE | T.E.F. (000.00) | TOP OF ENGINEER FILL |
| 000.00 | EXISTING GRADE | ND | NO DOOR |
| *000.00 | FOOTINGS HAVE BEEN EXTENDED | CT | CABLE TV PEDESTAL |
| ★ | DENOTES LOT WITH ENGINEER FILL | BP | BELL PEDESTAL |
| EXTENT OF ENGINEER FILL | | RGLE | ROGERS GRADE LEVEL BOX (R.T.G.) |
| DOUBLE SEWER SERVICE | | C | CORNER LOT (Side & Rear upgrade) |
| SINGLE SEWER SERVICE | | R | REAR UPGRADE |
| WATER SERVICE | | △ | SIDE UPGRADE |
| HYDRANT | | AB | ALL BRICK |
| STREET LIGHTING | | 45 MIN. RATED WALL | |
| TRANSFORMER | | RGLE | ROGERS GRADE LEVEL BOX (R.T.G.) |
| | | RGLE | ROGERS NAP VALVE (R.T.G.) |
| | | RGLE | ROGERS PEDESTAL (A.G.) |
| | | RGLE | ROGERS PEDESTAL (A.G.) |

NOTE :
BUILDER TO VERIFY
SANITARY AND STORM INVERT
ELEVATIONS PRIOR TO
EXCAVATION FOR FOOTINGS.



NOTES

1. THE PROPOSED ELEVATIONS AT BUILDINGS AND THE BASIC DIRECTION OF SURFACE DRAINAGE WILL BE SUBJECT TO DETAILED DESIGN WHEN HOUSE TYPES AND PLOT PLANS ARE AVAILABLE.
2. REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS 2.4m.
3. THE HOUSE TYPE AND DRIVEWAY LOCATION SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.
4. WHERE POSSIBLE DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS TO THE FRONT OF THE HOUSE.
5. A MINIMUM AREA OF 5.0m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE.
6. A MINIMUM AREA OF 7.5m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE FOR REVERSE FRONTAGE LOTS.
7. A MINIMUM OF 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
8. A MINIMUM CLEARANCE OF 0.20m MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
9. ALL LOT GRADING MUST COMPLY WITH CITY OF BRAMPTON STANDARDS 420 AND 421 UNLESS OTHERWISE NOTED.
10. DRIVEWAYS SHALL BE GRADED AT A MINIMUM OF 2.0% AND MAXIMUM OF 6.0% SLOPE.
11. A 0.6m SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
12. ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON AT THE CONTRACTOR'S EXPENSE.
13. ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF GARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.
14. WHERE CORNER LOT FENCING IS REQUIRED BY THE CITY, THE SLOPE FROM THE NEAREST POINT AT THE DWELLING TO ANY POINT ALONG THE FENCE SHALL NOT EXCEED 5%.
15. DRIVEWAYS ARE TO HAVE A MINIMUM SEPARATION OF 0.6m AT CURVES AND SHALL NOT CROSS THE PROJECTION OF THE PROPERTY LINE.
16. THE MAXIMUM SLOPE ON THE LOTS SHALL BE 3:1, EXCEPT BETWEEN UNITS WHERE THE MAXIMUM SLOPE SHALL BE 5:1.
17. SWALE GRADES SHALL BE A MINIMUM OF 2.0% AND A MAXIMUM OF 6.0%. SWALES SHALL HAVE A MAXIMUM SIDE SLOPE OF 3:1, A MINIMUM DEPTH OF 0.15m AND A MAXIMUM DEPTH OF 0.3m. SWALES ALONG THE LOT LINE BETWEEN HOUSES SHALL HAVE A MAXIMUM DEPTH OF 0.2m.
18. FOOTINGS TO BE FOUND IN UNDISTURBED NATIVE SOIL OR, IF LOCATED IN ENGINEERED FILL, FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF, AND CERTIFIED IN THE FIELD BY, A GEOTECHNICAL ENGINEER.



HOMECAD PLAN DESIGNS Inc.

FIRM BCIN : 115056
I Stephen Safaryos have reviewed and take responsibility for this design.

Qualified Designer BCIN : 23933
April 26, 2021



BURNSIDE
(Not Notarized in any Province)

Approved for drainage and grading
Lot 118
Date April 28, 2021
Signature [Signature]

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: APR 28, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

FOOTINGS CONSTRUCTED NEXT TO RLCE
Underside of footing has to extend to competent soil out of the catchbasin trench influence zone, below the lead pipe excavation, or as instructed by soils consultant. Extend footing as required.
Lot: 118

| BUILDING HEIGHT: | LOT: 118 |
|--------------------------------|----------|
| BUILDING HEIGHT | 8.91 m |
| MAXIMUM BUILDING HEIGHT BY LAW | 11.60 m |
| LOT STATISTICS: | LOT: 118 |
| GARAGE DOOR WIDTH | 4.88 m |
| INTERIOR GARAGE WIDTH | 5.64 m |
| INTERIOR GARAGE LENGTH | 6.12 m |

ENGINEERED FILL

This lot is in an area of Engineered Fill. The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.
Lot: 118

GREAT GULF
Location :
BRAMPTON, ONTARIO

DR
T
BUILDING DESIGN
BY DESIGN

Lot no. : 118
Plan no. : 43M-2097
Scale : 1:250
Date: MARCH 2020
SCOTTISH HEATHER DEVELOPMENT INC.

PB18D

RIVERVIEW HEIGHTS
SUBDIVISION
GREAT GULF PHASE 4B
BLOCK 40-3

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 8, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, July 9, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, July 9, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Scottish Heather Development Inc.

Address 3751 Victoria Park Avenue

Toronto, Ontario M1W 3Z4

Cell # 905-550-5841 Fax #

Email brittney.heathwood@greatgulf.com

2. Name of Agent Stephen Safranyos of HomeCAD/DRAFT Design

Address 200 Brockport Drive

Toronto, Ontario M9W 5C9

Cell # 905-536-6626 Fax #

Email steve@draftdesign.ca

3. Nature and extent of relief applied for (variances requested):

- to permit a side door in a side yard, where the side yard extending from the rear wall of the dwelling up to the door is 0.65m(2.13Ft.), whereas By-law 103-2021 requires a 1.2m(3.93Ft.) side yard extending from the rear wall of the dwelling up to and including the door.

NOTE: the side door of the dwelling IS at 1.26m(4.13Ft.) AND the opposite side of the dwelling DOES have a continuous side yard of not less than 1.2m(3.93Ft.) as required by By-law 103-2021, Section 10.24.1(b).

4. Why is it not possible to comply with the provisions of the by-law?

- By-law 103-2021 was passed on May 19th, 2021. Prior to May 19th, 2021, the site condition was considered acceptable. The dwelling on this lot was sold prior to the day the By-law came into effect, and the Building Permit has not yet been issued.

5. Legal Description of the subject land: 118 M-2097

Lot Number

Plan Number/Concession Number Part of Lots 4, and 5, Concession 5, West of Hurontario Street

Municipal Address 27 Ixworth Circle

6. Dimension of subject land (in metric units)

Frontage 11.60m

Depth 33.15m @ mid-point

Area 384.62m2

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

| |
|--|
| |
| |
| |
| |
| |

PROPOSED BUILDINGS/STRUCTURES on the subject land: PB38-13B

| | |
|--|---|
| Ground Floor Area =142.87m ² (1537.8SF) | Gross Floor Area =328.58m ² (3536.7SF) |
| Width = 9.70m (31'-10") | |
| Length = 19.30m (63'-4") | |
| Height = 8.91m (29.23Ft.) | |
| 2- storeys | |

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

| | |
|--------------------|--|
| Front yard setback | |
| Rear yard setback | |
| Side yard setback | |
| Side yard setback | |

PROPOSED Lot 118

| | | |
|--------------------|---------------------------------|---------------------------|
| Front yard setback | 6.05m (19.84Ft.) to garage | 5.44m (17.84Ft.) to house |
| Rear yard setback | 8.42m (27.62Ft.) | |
| Side yard setback | Left side House 0.65m (2.13Ft.) | Side Door 1.26m (4.13Ft.) |
| Side yard setback | Right side 1.25m (4.1Ft.) | |

10. Date of Acquisition of subject land: 2013
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Single Family Residential
13. Existing uses of abutting properties: Vacant / Open Space Road R.O.W.
14. Date of construction of all buildings & structures on subject land: For Construction 2021
15. Length of time the existing uses of the subject property have been continued:
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify)
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify)
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify)
Ditches ☐
Swales ☒

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

| | | |
|--------------|----------------|--------------|
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |


Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton
THIS 4th DAY OF June, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Stephen Safranyos, OF THE City _____ OF Hamilton _____

IN THE Region _____ OF Hamilton-Wentworth SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City _____ OF _____ Brampton
IN THE Region _____ OF _____
Peel THIS 4th DAY OF
June, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1E 11.6 section 2429

Present Zoning By-law Classification:

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Rose Bruno

Zoning Officer

June 7, 2021

Date

DATE RECEIVED June 4, 2021

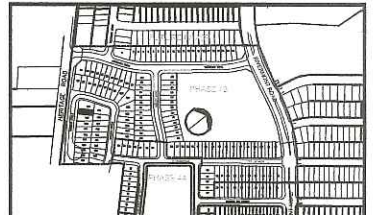
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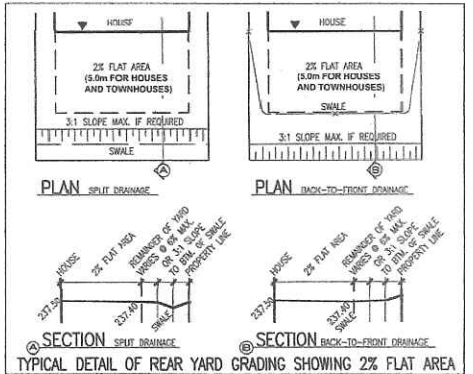
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KEY PLAN N.T.S.

NOTES

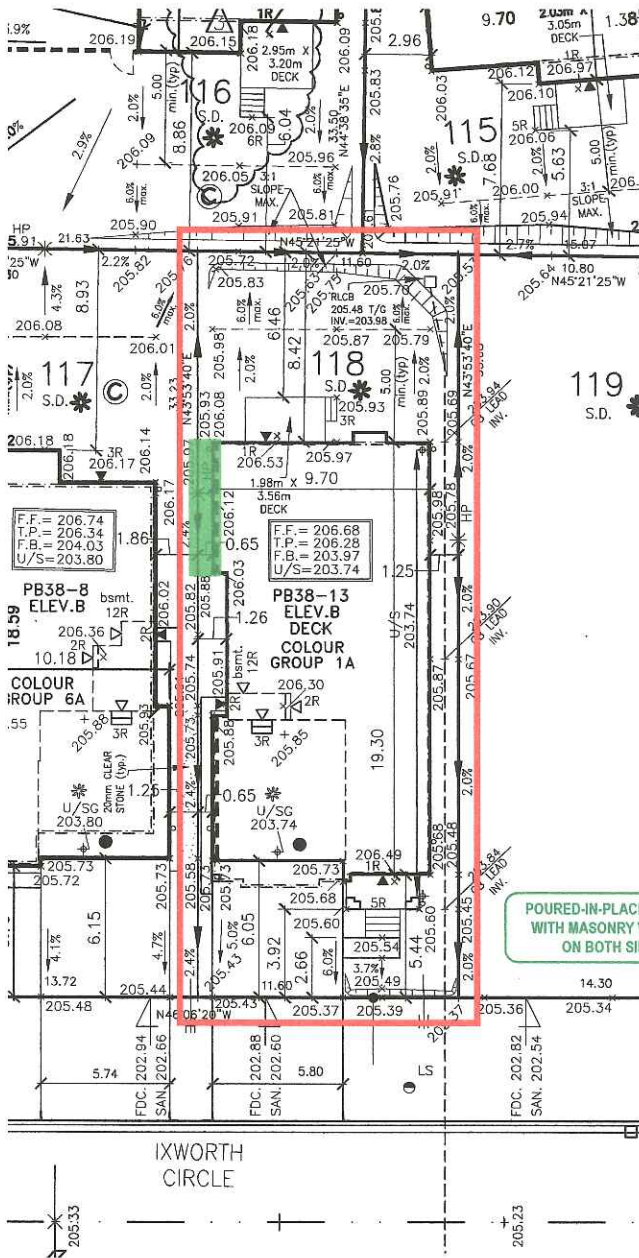
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HOMECAD PLAN DESIGNS Inc.

FIRM BCIN : 115056
I Stephen Saffranos have reviewed and take responsibility for this design.

April 26, 2021



POURED-IN-PLACE STAIRS
WITH MASONRY VENEER
ON BOTH SIDES



BURNSIDE
(An Ontario Inc. Firm)

Approved for drainage and grading
Lot 118
Date April 28, 2021
Signature *[Signature]*

FOOTINGS CONSTRUCTED NEXT TO RLCB

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Lot: 118

| BUILDING HEIGHT: | | LOT: 118 |
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| MAXIMUM BUILDING HEIGHT (BYLAW): | 11.60 m | |
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ENGINEERED FILL

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Lot: 118

GREAT GULF



Lot no. : 118
Plan no. 43M-2097
Scale : 1:250
Date: MARCH 2020

Location :
BRAMPTON, ONTARIO

Job No. :
2001

SCOTTISH HEATHER DEVELOPMENT INC.

PB18D

**RIVERVIEW HEIGHTS
SUBDIVISION**

**GREAT GULF PHASE 4B
BLOCK 40-3**